

4 Warren Park

DURRIS, BANCHORY, ABERDEENSHIRE, AB31 5BW



STUNNING CONVERSION OF A
TRADITIONAL STEADING



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4 Warren Park is a spacious stone and slate three-bedroom terraced dwelling which is part of a very successful conversion of a large steading, set back from the B9077 South Deeside Road in a quiet rural location minutes from the small village of Durriss and approximately 6 miles from Banchory with its multitude of specialist shops and amenities. The current owner during her tenure has maintained this property to an exceptional standard, upgraded and modernised when and where necessary.

The property benefits from generous-sized accommodation throughout which is decorated with a fresh neutral pallet and further benefits from double-glazed windows and oil-fired central heating. Would suit the young family professional couple or recently retired, the area is frequented by numerous visitors, especially during peak seasons, which could make this a very lucrative holiday home or Air B&B.

The property is entered from the front to the welcoming entrance hallway which leads on to all further rooms. The lounge is a bright and inviting room flooded with natural light from its triple-aspect windows, a modern fireplace adds that touch of grandeur.

“...THE LOUNGE IS A BRIGHT AND INVITING ROOM FLOODED WITH NATURAL LIGHT FROM ITS TRIPLE-ASPECT WINDOWS, A MODERN FIREPLACE ADDS THAT TOUCH OF GRANDEUR...”





The dining kitchen is fitted with a range of base and wall-mounted units with contrasting worktops. The kitchen has space for free-standing appliances and white goods, with a door leading to the rear garden and communal square. A guest WC completes the ground floor accommodation.







A carpeted staircase with a wooden balustrade leads to the first-floor landing, where there are three spacious double bedrooms and a smart modern centrally located shower room with a vanity unit complete the accommodation.





Bedroom 1





Bedroom 2

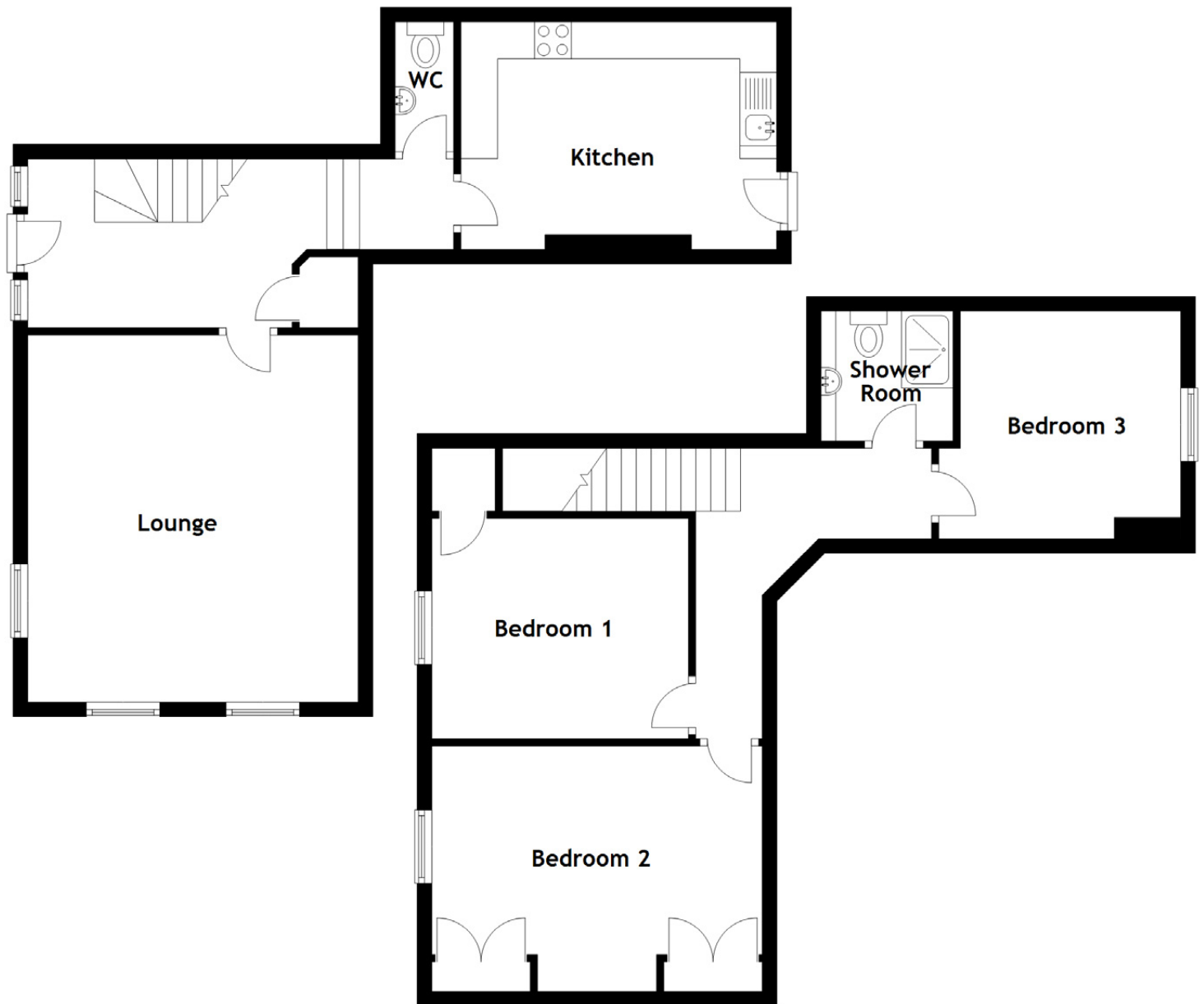




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge	5.00m (16'5") x 4.50m (14'9")	Gross internal floor area (m ²): 100m ² EPC Rating: D
Kitchen	4.30m (14'1") x 3.10m (10'2")	
Bedroom 1	3.50m (11'6") x 3.00m (9'10")	Extras (Included in the sale): All floor coverings, blinds, curtains, light fittings, and integrated kitchen appliances are included in the sale, other soft furnishings and electrical items are by separate negotiation if requested.
Bedroom 2	4.60m (15'1") x 3.50m (11'6")	
Bedroom 3	3.30m (10'10") x 2.00m (6'7")	
Shower Room	1.90m (6'3") x 1.80m (5'11")	
WC	1.90m (6'3") x 0.80m (2'7")	



A gated tarred driveway leads to the front and side of the property where there is parking for numerous vehicles. The extensive garden to the front of the property is bordered by a large hedge and a wooden fence, laid mostly to lawn with borders that are awash with colour throughout the year from a multitude of mature shrubs, plants, trees, and seasonal flowers.

A raised decked area with a wooden summer house with power and light is perfect for some alfresco dining, entertaining, and enjoying the peace.

The garden also provides a safe and secure environment for children and pets alike. The extensive rear courtyard is communal ground and laid to decorative stone chips with individual drying areas.

Note: Planning permission was previously granted for the erection of a single garage where the garages and visitor parking areas are, this could be applied for and potentially granted.





McEwan Fraser Legal is delighted to offer to the market this well-presented three-bedroom mid-terrace dwelling enjoying a convenient rural location in the sought-after hamlet of Warren Park close to the village of Durris which lies on the south side of the River Dee and is located within the heart of Royal Deeside between the desirable towns of Banchory to the west and Peterculter to the east some 6 miles equidistant. The location is approximately a 20 minute drive from the Cairngorms National Park boundary. It offers an array of outdoor leisure activities including salmon and trout fishing on the River Dee, horse riding, mountain biking, forest, and hill walking, good local and international golf courses, gliding, canoeing, shooting, skiing and snowboarding.

The popular Deeside Way runs close by leading into Durris and offers numerous walks and cycling on your doorstep. In only a few minutes you can enjoy the trail along the south or north banks of the River Dee by foot or bike and the ski centres at Glenshee and the Lecht are within a short travelling distance. Primary schooling is provided at Durris and further primary education at Crossroads Nursery. Secondary education is at the highly regarded Banchory Academy or Peterculter. Private education is available in Aberdeen at Robert Gordon's, St. Margaret's School for Girls, Albyn School, and the International School of Aberdeen. The Royal Deeside continues to be a desirable location, either for those working in and around Aberdeen or for those wanting countryside living in a beautiful area.

The Location

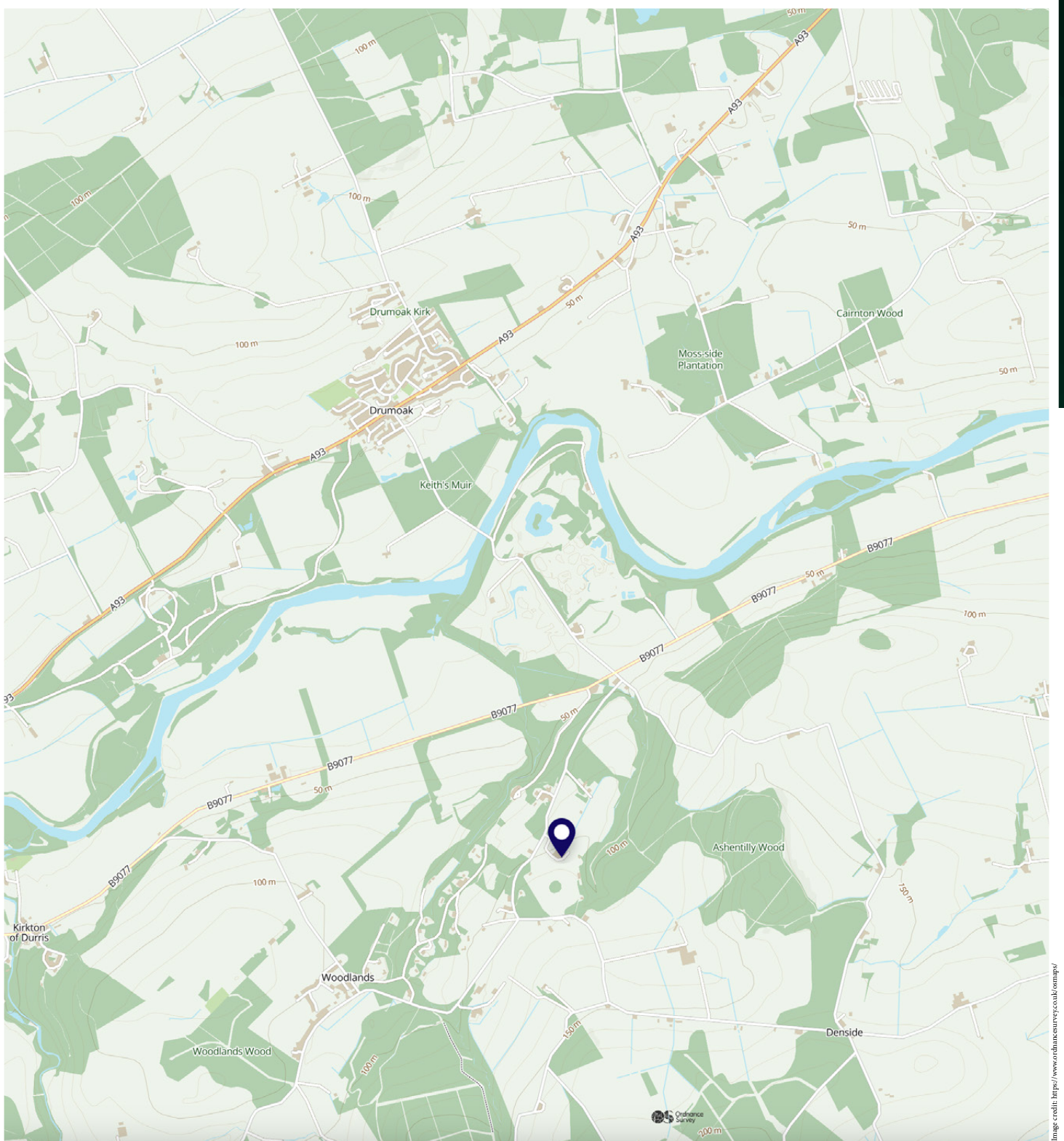


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